SUMMARY of MHNA DEVELOPERS' ROUNDTABLE MEETINGS & FINDINGS

Purpose

HKGi coordinated and facilitated two Developer Roundtable Meetings in January & February to bring together a small group of developers and neighborhood representatives to brainstorm redevelopment strategies for the three primary redevelopment areas identified in the Marcy-Holmes Neighborhood Master Plan.

- 15th & 14th Avenue area
- East Hennepin & Central Avenue Triangle area
- University Avenue & I-35W area

The January 25th roundtable discussion focused on site and neighborhood assets, barriers to change, amenities & public improvements needed, potential building types and scales, and redevelopment market realities. The February 8th roundtable discussion focused on reviewing and providing feedback on sketch concept plans for each of the three primary redevelopment areas.

Developer Participants

HKGi, in consultation with MHNA staff, contacted and invited the following developers to the two developer roundtable meetings.

Brighton Development Collegeville Communities The Cornerstone Group Dolphin Development Schafer Richardson Sherman Associates Urban Land

Key Findings

Need to identify properties with the greatest potential for redevelopment by identifying willing sellers, vacant properties, deteriorating properties, building code violators, and properties with relatively lower prices.

Need to consider two alternative approaches to redevelopment: wholesale change versus chipping away at smaller infill projects.

Attracting new residential condominium projects, including university faculty housing, to the neighborhood will require the addition of more neighborhood amenities, such as improved streetscapes, pocket parks, stores and historic character.

Neighborhood redevelopment projects could build upon the existence of historic buildings and architectural assets in the neighborhood, such as Florence Court and the 5th Street Historic District.

New student housing developments are trending toward larger buildings with on-site amenities.

In order to offset the existing high land prices and costs of preparing the land for redevelopment in the neighborhood, taller buildings and higher densities will be necessary. 2-3 story multi-family buildings or attached townhomes are probably not a viable redevelopment option.

The impacts of taller buildings can be softened by good design, such as buffering taller buildings with 2-3 story buildings along the street, providing appropriate building setbacks, incorporating façade articulation and architectural details, and improving the streetscape in front of the building.

Opportunity to bring in higher density housing developments into the neighborhood that would attract neighborhood amenities and businesses that would be attractive to both the new residents as well as existing residents in single-family homes.

In order to create a clearer picture for potential developers, the neighborhood needs to decide what level of development intensity is acceptable in the primary redevelopment areas.

The neighborhood's redevelopment areas would benefit from site design guidelines established by the neighborhood.